

**AGENDA**  
**PLANNING AND ZONING COMMISSION**  
**Monday, August 20, 2018**  
**5:00 PM**

**ROLL CALL**

**APPROVAL OF MINUTES**

1. July 16, 2018  
[July 16, 2018](#)

**COMPREHENSIVE PLAN UPDATE**

**RULES FOR CONDUCTING PUBLIC HEARINGS**

Applicant and applicant representatives for the proposal will speak first for a period not to exceed 15 minutes.

Those members of the public desiring to speak on a particular item should refer to a meeting agenda and fill out a request to speak form indicating which item they wish to speak on and place it in the designated location prior to the meeting. Once the item is announced, each person's name who has filled out a form will be called on to speak. Proponents will speak, then the opponents. Each speaker will not be allowed more than three minutes. The speakers are requested to limit their remarks and to avoid duplication in their presentations.

Applicant will be allowed a total period of five minutes for rebuttal.

Items placed on the Consent Agenda by the Planning Commission Staff will not have time allocated for speaking, unless there is a member of the public present at the meeting who wishes to speak on the item.

**CONSENT AGENDA**

*Items with no outstanding issues that do not require Plan Amendments or Text Amendments. Items may be approved with a single motion without a public hearing, unless removed from the consent agenda and placed in the regular agenda order.*

**CONSENT - ITEMS FOR WITHDRAWAL**

**3**

**CONSENT - ITEMS FOR DEFERRAL**

**18**

**CONSENT - ITEMS FOR APPROVAL**

**REGULAR AGENDA**

*Items will require approval by the Metropolitan Council unless otherwise noted.*

**THESE ITEMS WILL REQUIRE APPROVAL BY COUNCIL**

2. **TA-6-18 Chapter 17 (Parking and Loading)**  
To repeal and replace Chapter 17 to clarify sections, and add required parking ratios for new uses  
**PLANNING STAFF FINDINGS:** Approval is recommended, based on consistency with FUTUREBR and to simplify the Unified Development Code (UDC)  
[Staff Report](#)

3. **CONSENT FOR WITHDRAWAL Case 49-18 166 West Chimes Street and a portion of 185 West State Street**  
 To rezone from Light Commercial (C1) and Heavy Commercial (C2) to Commercial Alcoholic Beverage (Bars and Lounges) (C-AB-2) on property located on the north side of West Chimes Street, and the south side of West State Street, west of Highland Road, on Lot 8 and a portion of 24 of Campanile View Subdivision. Section 54, T7S, R1W, GLD, EBRP, LA (Council District 10 - Wicker)  
**PLANNING STAFF FINDINGS:** Staff certifies that the proposed request meets the criteria for a change of zoning, being consistent with the Comprehensive Plan, compatible with surrounding uses, and conforming to Unified Development Code requirements  
*Withdrawn by the owner on August 10, 2018*  
[Application](#) [Staff Report](#)
4. **Case 51-18 1097 South Flannery Road**  
 To rezone from Heavy Commercial (C2) to Commercial Alcoholic Beverage (Bars and Lounges) (C-AB-2) on property located at the northeast quadrant of South Flannery Road and Goodwood Drive, on a portion of Tract B of Sherwood Forest Subdivision. Section 75, T7S, R2E, GLD, EBRP, LA (Council District 4 - Wilson)  
**PLANNING STAFF FINDINGS:** Staff certifies that the proposed request meets the criteria for a change of zoning, being consistent with the Comprehensive Plan, compatible with surrounding uses, and conforming to Unified Development Code requirements  
[Application](#) [Staff Report](#)
5. **Case 52-18 12551 South Harrell's Ferry Road**  
 To rezone from Rural (R) to Heavy Commercial (HC1) on property located on the north side of South Harrell's Ferry Road, and south of Interstate 12, on an undesignated lot of the Henry Beeson Tract. Section 48, T7S, R2E, GLD, EBRP, LA (Council District 8 - Amoroso)  
**PLANNING STAFF FINDINGS:** Staff certifies that the proposed request meets the criteria for a change of zoning, being consistent with the Comprehensive Plan, compatible with surrounding uses, and conforming to Unified Development Code requirements  
[Application](#) [Staff Report](#)
6. **Case 53-18 676 Jefferson Highway**  
 To rezone from Light Commercial (C1) to Commercial Alcoholic Beverage (Restaurant) (C-AB-1) on property located on the west side of Jefferson Hwy and south of Government Street, on a portion of Lot 21 of Capital Heights Subdivision. Section 82, T7S, R1E, GLD, EBRP, LA (Council District 7 - Cole)  
**PLANNING STAFF FINDINGS:** Staff certifies that the proposed request meets the criteria for a change of zoning, being consistent with the Comprehensive Plan, compatible with surrounding uses, and conforming to Unified Development Code requirements  
[Application](#) [Staff Report](#)
7. **Case 54-18 8354 Jefferson Highway**  
 To rezone from Single Family Residential (A1) and Light Commercial (LC1 and C1) to General Office Low Rise (GOL) on property located on the south side of Jefferson Highway, to the west of Brentwood Drive, on Tract X-1 of the Community Bible Church of B.R., Inc. Property. Section 83, T7S, R1W, GLD, EBRP, LA (Council District 11 - Watson)  
**PLANNING STAFF FINDINGS:** Staff certifies that the proposed request meets the criteria for a change of zoning, being consistent with the Comprehensive Plan, compatible with surrounding uses, and conforming to Unified Development Code requirements  
[Application](#) [Staff Report](#)

8. **Case 56-18 9442, 9514, and 9524 Burbank Drive**

To rezone from Light Commercial (C1) to Heavy Commercial (HC1) on property located on the south side of Burbank Drive, east of Seabord Drive, on Lots 312, 313, and 314 of Broussard Plaza Subdivision, 6th Filing. Section 73, T8S, R1E, GLD, EBRP, LA (Council District 3 - Loupe)

**PLANNING STAFF FINDINGS:** Staff certifies that the proposed request meets the minimum criteria for a change of zoning, being consistent with the Comprehensive Plan, compatible with surrounding uses, and conforming to Unified Development Code requirements

[Application](#) [Staff Report](#)

9. **ISPUD 3-18 Zee Zee Gardens Townhomes (2142 Christian Street)**

To rezone from Single Family Residential (A1) to Infill/Mixed Use Small Planned Unit Development (ISPUD) for a proposal of medium density residential townhouse units on property located on the East side of Christian Street, northeast of Morning Glory Avenue, on Lots MV-1 and MV-2 of Zee Zee Gardens Subdivision. Section 67, T7S, R1W, GLD, EBRP, LA (Council District 12 - Freiberg)

**PLANNING STAFF FINDINGS:** •Staff cannot certify the proposed request, while the use is consistent with the Comprehensive Plan and compatible with surrounding uses, it does not conform to UDC requirements even if the requested sidewalk location waiver is approved because the sidewalk along lots 1-4 is proposed as four feet in width rather than the five feet width required by §13.8 of the UDC, unless the Planning Commission authorizes an alternative street cross section permitting narrower sidewalks pursuant to §8.216.B. •Staff recommends approval of the sidewalk location waiver to permit the pedestrian system to be located abutting the proposed buildings on lots 1-4 to improve pedestrian safety by not having cars to back across a sidewalk

[Application](#) [Staff Report](#) [Plans](#)

**THESE ITEMS REQUIRE ONLY PLANNING COMMISSION APPROVAL AND WILL NOT GO ON TO COUNCIL FOR ACTION**

10. **PUD 1-14 River District Concept Plan Revision 3**

Proposed revision to relocate and reallocate uses per zoning area on property located west and east of Nicholson Drive, on Lots 1 through 24, Square 308 of the Nicholson Drive Estates Subdivision; Lots 36 and 37-A-1, of the Magnolia Terrace Subdivision; Lots A through E, F-1-1-2, 44, 46, 48, 50, 52, 54, Estate D, Square 108; Lots 30 and 30, Square 156; Lots 1-A, East ½ of 6, 7 through 23, 24-A, 26 and Tract E.B. Moore et al, Square 300; Lots 10 through 21, Square 301; Lots A, B, 2-A, 2-B, Square 307; and Tract 153-A and an Undesignated Tract of the South Baton Rouge Subdivision. Section 53, 54, and 75, T7S, R2W, GLD, EBRP (Council District 10 - Wicker)

**PLANNING STAFF FINDINGS:** Staff certifies that the proposed request will meet the minimum criteria for a Planned Unit Development, compatible with surrounding uses, and conforming to Unified Development Code requirements

[Application](#) [Staff Report](#) [Plans](#)

11. **ISPUD-2-18 Villas at Red Stick (formerly being a portion of ISPUD-4-09 Red Stick Lofts II) Revision 1**

To change vehicular circulation pattern from one way travel to two way in a proposed medium density single family residential development located on the north side of Old Hammond Highway, to the east of Airline Highway, on Lots 7-22 and Parcel C of the Red Stick Lofts Subdivision, and Lot 9 of Hillcrest Acres Subdivision. Section 85 & 87, T7S, R1E, GLD, EBRP, LA (Council District 11 - Watson)

**PLANNING STAFF FINDINGS:** Staff certifies that the proposed request meets the minimum criteria for an Infill/ Mixed Use Small Planned Unit Development being consistent with the Comprehensive Plan, compatible with surrounding uses, and conforming to Unified Development Code requirements

[Application](#) [Staff Report](#) [Plans](#)

12. **CUP-1-03 Catholic High School (855 Hearthstone Drive)**  
A proposed student union with a common area and additional parking located north of Claycut Road and west of South Acadian Thruway, on Lots 11-A-1-A-1, 15, 30-A, 31 and 32 of the Roseman Place Subdivision and an eastern portion the Catholic High School Tract. Section 81, T7S, R1E, GLD, EBRP (Council District 7 - Cole)  
**PLANNING STAFF FINDINGS:** Staff certifies the proposed request meets the minimum criteria for a Conditional Use Permit, being consistent with the Comprehensive Plan, compatible with surrounding uses, and conforming to UDC requirements  
[Application](#) [Staff Report](#) [Plans](#)
  
13. **CUP-2-13 United Christian Faith Ministries Gymnasium Center (9229 North Ridgewood Drive)**  
A proposed gymnasium and additional parking lot on property located on the east side of Joor Road and north of North Ridgewood Drive, on Lot 11-A of the Sunnybrook Annex Subdivision. Section 48, T6S, R1E, GLD, EBRP, LA (Council District 5 - Green)  
**PLANNING STAFF FINDINGS:** Staff certifies the proposed request meets the minimum criteria for a Conditional Use Permit, being consistent with the Comprehensive Plan, compatible with surrounding uses, and conforming to UDC requirements  
[Application](#) [Staff Report](#) [Plans](#)
  
14. **CUP-1-16 Our Lady of Mercy Catholic School – New Gymnasium Building and Football Field Renovation (445 Marquette Avenue)**  
Re-approval of an expired Conditional Use Permit for a new gymnasium, concession stand, and refurbished football field with new grandstands on property located on the east side of Marquette Avenue, to the North of Government Street, on a portion of a 5.97 Acre Tract, being a portion of the J.H. MCCA Property. Section 82, T7S, R1E, GLD, EBRP, LA (Council District 7 - Cole)  
**PLANNING STAFF FINDINGS:** Staff certifies the proposed request meets the minimum criteria for a Conditional Use Permit, being consistent with the Comprehensive Plan, compatible with surrounding uses, and conforming to UDC requirements  
[Application](#) [Staff Report](#) [Plans](#)
  
15. **CUP-8-18 Christ Covenant Church (1700 Lee Drive)**  
Proposed interior and exterior renovations to an existing religious institution and parking improvements on property located east of Lee Drive, south of Sweetbriar Street, and north of Palm Street, on Lots 1-8 and 15-18, of Block 21, of the Southdowns Subdivision. Section 94, T7S, R1E, GLD, EBRP, LA (Council District 12 - Freiberg)  
**PLANNING STAFF FINDINGS:** Staff certifies the proposed request meets the minimum criteria for a Conditional Use Permit, being consistent with the Comprehensive Plan, compatible with surrounding uses, and conforming to UOC requirements  
[Application](#) [Staff Report](#) [Plans](#)
  
16. **S-6-18 Fair Day Estates II Subdivision**  
A proposed residential subdivision of property located on the north side of Old Hammond Highway, to the east of Carter Avenue, on Lots 1, 2, and 5 of the Fair Day Estates Subdivision, and Lots 6 and 7 of the Hutchinson and Day Subdivision (Council District 11 - Watson)  
**PLANNING STAFF FINDINGS:** •Staff certifies that the proposed request meets the minimum requirements of the UDC for Planning Commission consideration, if the sidewalk location waiver is approved •Staff recommends approval of the sidewalk location waiver in order to preserve significant live oak trees  
[Application](#) [Staff Report](#)
  
17. **S-7-18 Highland Heliplex**  
A proposed commercial subdivision located on the west side of Highland Road, between Airline Highway and Jefferson Highway, on Tracts D and F-1-1 of the Camille Dixon Property (Council District 9 - Hudson)  
**PLANNING STAFF FINDINGS:** Staff certifies that the proposed request meets the minimum requirements of the UDC for Planning Commission consideration  
[Application](#) [Staff Report](#)

18. **CONSENT FOR DEFERRAL S-8-18 Kenilworth Crossing Subdivision**  
 A proposed residential subdivision of property located on the north side of South Kenilworth Parkway, to the west of Burbank Drive, on Tract X-2-B-2 of the Kenilworth Crossing Subdivision (Council District 3 - Loupe)  
***Deferred to September 17 by the Planning Director***  
[Application](#)
19. **SS-3-18 Ivy E. Chaney Property**  
 A proposed subdivision of property located on the north side of Chaney Road, to the west of Liberty Road, on Tract C-1-A of the Ivy E. Chaney Property (Council District 1 - Welch)  
**PLANNING STAFF FINDINGS:** Staff certifies that the proposed request meets the minimum requirements of the UDC for Planning Commission consideration  
[Application](#) [Staff Report](#)
20. **SS-5-18 Ardendale Property**  
 A proposed private street on commercial property located west of Lobdell Boulevard and south of Choctaw Drive, on Tract X-1-A-1 of the Ardendale Property (Council District 6 - Collins-Lewis)  
**PLANNING STAFF FINDINGS:** Staff certifies that the proposed request meets the minimum requirements of the UDC for Planning Commission consideration  
[Application](#) [Staff Report](#)
21. **SS-6-18 Albert Bennett Property**  
 A proposed residential subdivision of property located on the north side of Port Hudson-Pride Road and east of Cook Road, on Tract 5 of the Albert Bennett Property (Council District 1 - Welch)  
**PLANNING STAFF FINDINGS:** Staff certifies that the proposed request meets the minimum requirements of the UDC for Planning Commission consideration  
[Application](#) [Staff Report](#)
22. **SP-11-18 Ardenwood Apartment Complex (700-800 UND North Ardenwood Drive)**  
 A proposed multi-family development with over 100 units, located on the west side of North Ardenwood Drive, north of Florida Boulevard, on Lot B-1-A of the Melrose Place Subdivision (Council District 6 - Collins-Lewis)  
**PLANNING STAFF FINDINGS:** Staff certifies that the proposed request meets the minimum requirements of the UDC for Planning Commission consideration  
[Application](#) [Staff Report](#) [Plans](#)
23. **WT-1-18 Parkview Wireless Tower (6400 Stumberg Lane)**  
 A proposed cellular tower located on the west side of Stumberg Lane and south of Jefferson Highway, on Tract A-1-A of the Dennis J. Landry Property (Council District 9 - Hudson)  
**PLANNING STAFF FINDINGS:** •Staff recommends approval of the location waiver due to a letter from the applicant certifying the existing tower within 1,320 ft does not meet needed technical requirements •Staff certifies that the proposed request meets the minimum criteria for a Wireless Tower Site Plan, being consistent with the Comprehensive Plan, compatible with surrounding uses, and conforming to Unified Development Code requirements, provided the waiver is approved  
[Application](#) [Staff Report](#) [Plans](#)

## **COMMUNICATIONS**

### **DIRECTOR'S COMMENTS**

### **COMMISSIONERS' COMMENTS**

## **ADJOURN**